

Offers In Excess of £220,000







7 Moorlands Close, Martock, Somerset, TA12 6HY

Towers Wills are pleased to welcome to the market this well presented semi-detached property in this popular location situated in a quiet cul-de-sac position and priced for immediate interest. The property briefly comprises: hall, wc, kitchen, lounge diner, conservatory, three bedrooms, bathroom, rear garden, side garden and off road parking.

Key Features

- Semi Detached
- Three bedrooms
- In good condition throughout
- Desirable village location
- Off road parking
- Early viewing advised

Entrance door leading into the:

Hall

Stairs to first floor landing, radiator and storage cupboard.

WC 0.86m x 1.92m (2'8 x 6'3)

With wc, hand basin with mixer tap, radiator and window with outlook to the front.

Kitchen 2.81m x 3.39m (9'2 x 11'1)

Fitted with pattern worktops and cream doors with a good range of units, one and a half sink drainer unit with mixer tap, space for Range cooker with extractor hood over, integral fridge, integral freezer, boiler, plumbing for washing machine, tiled walls and window with outlook to the front.

Lounge Diner 4.31m x 4.82m (14'1 x 15'9)

With laminate flooring, under stairs storage cupboard, TV point, two radiators and sliding door leading into the conservatory.

Conservatory 2.96m x 3.88m (9'8 x 12'8)

With double doors leading out to the side, windows with outlook to the rear and radiator.

First Floor Landing

Window with outlook to the side, hatch to roof space and cupboard over the stairs.

Bedroom One 2.68m x 4.24m (8'9 x 13'10)

With two windows with outlook to the front, double builtin wardrobe, further cupboard and radiator.

Bedroom Two 2.68m x 3.40m (8'9 x 11'1)

Window with outlook to the rear and radiator.

Bedroom Three 2.08m x 2.53m (6'9 x 8'3)

Window with outlook to the rear and radiator.

Bathroom 1.53m x 2.78m (5'0 x 9'1)

Fitted with a white suite with panel bath, wc, wash hand basin with vanity unit and mixer tap and double cupboard under, tiled walls, heated towel rail, recess lighting and extractor fan.







Garden

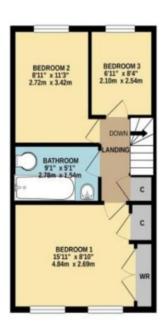
To the rear the garden is mostly laid to lawn and also goes round to the side with patio area, shed and enclosed by lap panel fencing and walling and side access. To the front there is also an area of lawn with shrubs.

Parking

There is off road parking for two vehicles to the front and benefits from an outside water tap.

Floor Plan Energy Efficiency





Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.